

**Architectural Inventory Form**

(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL1362**  
2. Temporary number: **N/A**  
3. County: **Boulder**  
4. City: **Longmont**  
5. Historic building name: **Laib House**  
6. Current building name: **Vollmar / Moore House**  
7. Building address: **400 Baker Street**  
8. Owner name: **Sue Ann Vollmar & Donald Moore**  
Owner address: **400 Baker Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**
10. UTM reference  
Zone **13**  
Easting: **492028**  
Northing: **4445960**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S½ 6** Block: **46**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible - National Register  
\_\_\_\_ Determined Not Eligible - National Register  
\_\_\_\_ Determined Eligible - State Register  
\_\_\_\_ Determined Not Eligible - State Register  
\_\_\_\_ Needs Data  
\_\_\_\_ Contributes to eligible National Register District  
\_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **1287 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingle**
18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Chimney**  
**Decorative Shingles**

22. Architectural style /  
building type:

**Bungalow**

**21. General Architectural Description**

Located at the northeast corner of Baker Street and 4th Avenue, the house on this lot is a classic Bungalow, exhibiting many of the common design elements that define this style. Resting on a concrete foundation, faced with brick, the rectangular-shaped wood frame house measures approximately 26' by 48'. The foundation rises along the exterior walls to a height of approximately 16" above the ground. Above the brick-faced foundation, the home's exterior walls are finished with horizontal wood siding. The roof is gabled, covered with asphalt shingles and tin ridge caps, and features exposed rafter ends along the sides of the house. Centered along the ridge line, at the peak of the roof, is a short brick chimney. The front gable wall over the porch is stuccoed. The main floor windows are all 1/1 double-hung sash, some of them including ornamental headers filled with leaded glass panes. The basement contains 2-light windows, that are either fixed, awning, or hopper. The east and west elevations each have one narrow 8-light window in the attic. All of the windows have painted wood frames and surrounds, and metal storm windows are present on the main floor. The rear of the house contains a wood-paneled door, with upper sash lights, and with a metal storm door. The facade, fronting onto Baker Street, features an open Craftsman-style porch, under a projecting gable porch roof. The porch is finished with battered piers covered with clapboard siding, a wood floor, a closed wood rail finished with clapboard siding, and an Art Deco pendant light. Four concrete steps, flank by low brick knee walls, drop from the porch to the sidewalk. The main entry on the facade includes a wood-paneled door, with on large light, flanked by narrow sidelights. A wood screen door is also present. Behind the house is an old wood-frame garage, designed to match the house in materials and style.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located at the northeast corner of Baker Street and 4th Avenue, near the east end of Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of single-family homes.

**24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1921**

Source of information:

**"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum; Longmont city directories.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**August and Hattie Laib**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections"; Longmont city directories**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions)::**

The house at 400 Baker Street was constructed in 1921 to replace an earlier house on this lot. Designed by an unknown architect, the house exhibits various elements of the Bungalow style that was at the height of its popularity in the 1920s. Changes to the exterior have been limited to the removal of screens from the open front porch at an unknown time, along with the installation of short and unobtrusive pent roofs that now connect the main roof with the roof over the front porch. Projecting from the south pent is a modern metal chimney, typical of those used for free-standing wood stoves. Even with these minor changes, the Bungalow-style house, and its matching garage, are in excellent condition and exhibit a high degree of historic integrity.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Multiple Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

The property at 400 Baker Street originally contained a different, smaller house than the one found there today. Erected circa 1892, this earlier house was occupied by a widow by the name of Mary J. Merriman. In 1903, it became the home of August and Hattie Laib. August Laib was born in Germany around 1858, and came to the United States as a young man. Hattie Laib was also born in Germany, in 1864. It appears that August and Hattie met in Crete, Nebraska, prior to moving to Longmont in 1891. The Laibs initially settled on a farm to the west of town where they worked the land until 1903. At that time they moved into the earlier house here at 400 Baker Street, along with their son Chris and daughter Emma.

The Laibs were responsible for the 1921 construction of the home now found on the property. The family, including son Chris, continued to occupy the house through Hattie's death in 1931, and through August's passing in 1936. Chris Laib became well known in Longmont, and throughout Boulder County, during the 1940s and 1950s for his work in the real estate and loan business, and his business participation in hotel and mining activities. Never married, Chris Laib lived alone in this house at 400 Baker Street after his parents' deaths, through the late 1930s, managing what were said to be extensive area real estate holdings. Chris Laib died in a bus accident in Boulder, in 1950.

Over the decades following 1940, this residence housed a series of owners and occupants, including Mary Ogden, John and Neva Kellar, Emil and Inez Clausen, Harry and Augusta Van Allen, and Jerry Stotts. Emil Clausen worked as the manager of Longmont's Gambles Store throughout the 1950s. Some of the residents may have occupied a separate rental apartment located in the basement.

### **36. Sources of Information**

"August Laib, Pioneer, is Laid to Rest." *Longmont Times*, April 10, 1936, p. 8.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Death Takes Hattie Laib." *Longmont Times-Call*, September 5, 1931, p. 1.

"Longmont Man Among Three to Die From Traffic Injuries." *Longmont Times-Call*, July 17, 1950, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1921-1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Based upon the history and architecture of this home, it appears that it would likely be a contributing element of a future historic district. In addition, the property is probably eligible for individual local landmark designation by the City of Longmont. The house is significant for its architecture as an excellent example of the Bungalow style that exhibits a high degree of historic integrity. [Standard 2.56.040-B (2)]. The property is unlikely to be eligible for individual listing in either the State or National Registers of Historic Places.

**43. Assessment of historic physical integrity related to significance:**

This property displays an overall high level of historical integrity - relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, setting, location, design, materials, workmanship, feeling, and association. What few exterior alterations there are may well be over fifty years old, and are in keeping with the house's original Bungalow-style construction.

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, to include the entire neighborhood, this house would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-27**

Frame(s): **14, 26, 37**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **January 21, 2003**

50. Recorders: **Ron Sladek**

51. Organization: **Tatanka Historical Associates**

52. Address: **P.O. Box 1909  
Fort Collins, Colorado 80522**

53. Phone number: **970/229-9704**